

# \$539,900 - 250 Midridge Place Se, Calgary

MLS® #A2229389

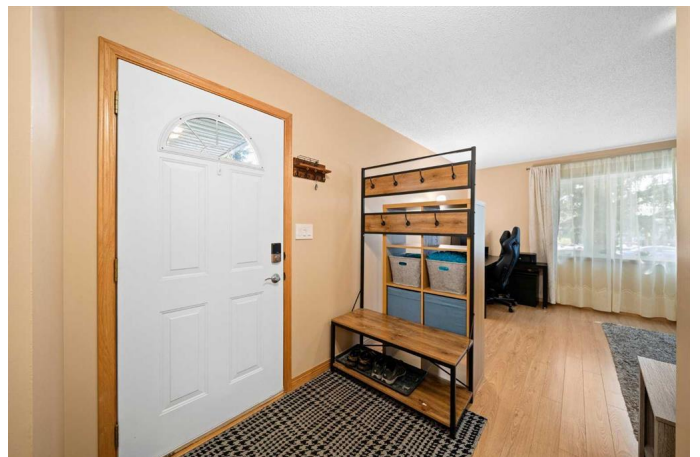
**\$539,900**

4 Bedroom, 2.00 Bathroom, 1,089 sqft

Residential on 0.08 Acres

Midnapore, Calgary, Alberta

Nestled on a quiet cul-de-sac in Midnapore SE, this charming semi-detached bungalow offers an unbeatable blend of location, opportunity, and potential. Four bedrooms, 1.5 baths, and 1,090 sq. ft of developed living space make it ideal for someone starting out or a young family needing room to grow. The home also features newer board siding, offering both curb appeal and added durability. The foyer welcomes you into the large, eastern-facing sunlit living room featuring wide plank, blonde laminate flooring and endless possibilities for furniture placement. Adjacent to the living room is the dining area and a galley-style, walk-through kitchen with an abundance of cabinets and black appliances. Laminate countertops and lots of them provide ample space for meal prep. The primary bedroom, with a large window and closet space, has the advantage of its own two-piece bath. Two additional bedrooms share a four-piece bath. Also note the utility of the closet space in the hallway. The partially finished basement adds further potential, currently offering a fourth bedroom a valuable bonus for guests, older children, or a home office, as well as a cold storage room, additional storage space and laundry facilities. The private, fenced backyard features a wide wooden deck with gas hookup for the barbeque and quiet space for family dining and entertaining. Raised beds around the perimeter of the yard allow the individual with a green thumb to practice their magic. A



graveled parking spot in the rear is accessible via the back lane. This area is rich in amenities with quick access to Macleod Trail with its plethora of shopping and restaurants, Stoney Trail, Fish Creek Provincial Park, St. Mary's University, childcare, playgrounds, schools, and the Mid-Sun Community Centre. A short drive to the South Health Campus makes this home one that deserves a closer look. Call for an appointment and don't miss out on this opportunity.

Built in 1978

**Essential Information**

MLS® #	A2229389
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,089
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	250 Midridge Place Se
Subdivision	Midnapore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2X 1E5

**Amenities**

Amenities	Recreation Facilities
Parking Spaces	2

Parking	Off Street
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## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Fire Pit, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Lake, Landscaped, Street Lighting, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	M-C1 d100
HOA Fees	320
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Comox Realty
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